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**UNITED STATES DISTRICT COURT  
 DISTRICT OF NEVADA**

MY GLOBAL VILLAGE LLC.,  
 Plaintiff,  
 v.  
 FEDERAL NATIONAL MORTGAGE  
 ASSOCIATION, et al.  
 Defendants,  
 and  
 FEDERAL HOUSING FINANCE AGENCY,  
 Intervenor.

FEDERAL NATIONAL MORTGAGE  
 ASSOCIATION,  
 Counterclaimant,  
 and  
 FEDERAL HOUSING FINANCE AGENCY,  
 Intervenor,  
 v.  
 MY GLOBAL VILLAGE LLC; MOUNTAIN  
 SHADOW HOMEOWNER'S ASSOCIATION,  
 INC., and NEVADA ASSOCIATION  
 SERVICES, INC.,  
 Counter-defendants.

Case No. 2:15-cv-00211-RCJ-NJK

**JUDGMENT**

1 Pending before the Court are the Motion for Summary Judgment (ECF No. 34) of the  
2 Federal National Mortgage Association ("Fannie Mae") and the Federal Housing Finance Agency,  
3 as Conservator of Fannie Mae ("FHFA"), and the Motion to Dismiss (ECF No. 39) of Counter-  
4 Defendant Mountain Shadow Homeowner's Association, Inc. ("HOA"). Having reviewed the  
5 parties' briefing, and for the reasons articulated in this Court's Order dated July 27, 2015 (ECF No.  
6 55),

7 IT IS HEREBY ORDERED that the HOA's Motion to Dismiss is GRANTED. The HOA is  
8 DISMISSED from the case.

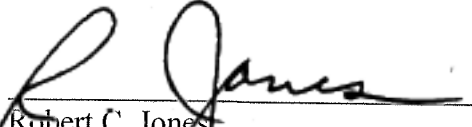
9 IT IS FURTHER ORDERED that Fannie Mae and FHFA's Motion for Summary Judgment  
10 is GRANTED. The Court holds that 12 U.S.C. § 4617(j)(3) preempts Nevada Revised Statutes  
11 § 116.3116 to the extent that a homeowner association's foreclosure of its super-priority lien cannot  
12 extinguish a property interest of Fannie Mae while it is under FHFA's conservatorship.

13 Accordingly, the HOA's foreclosure sale of the real property located at 7709 Wedlock Lane, Las  
14 Vegas, Nevada 89129 (the "Property") did not extinguish Fannie Mae's interest in the Property or  
15 convey the Property free and clear to Plaintiff My Global Village LLC. Fannie Mae and FHFA are  
16 thus granted summary judgment on their counterclaims against Plaintiff, and are granted defensive  
17 summary judgment on Plaintiff's claims against Fannie Mae and FHFA.

18 IT IS FURTHER ORDERED that the Court determines that this is a final and appealable  
19 judgment pursuant to Federal Rule of Civil Procedure 54(b) as there is no just reason for delay.  
20 Noting that Fannie Mae has voluntarily dismissed its counterclaims against the HOA and Nevada  
21 Association Services, Inc. ("NAS"), the Court determines that the only claims remaining to be  
22 adjudicated in this case are those brought by Plaintiff against NAS.

23  
24 IT IS SO ORDERED.

25  
26 Dated: August 25, 2015

27  
28   
Robert C. Jones  
District Judge  
United States District Court for the District of Nevada